

Planning Board
Town of Frankestown, NH
Minutes
February 4, 2020

Members Present: Betsy Hardwick, Selectman Representative Abigail Arnold, Sarah Pyle, Chairman Karen Fitzgerald, Linda Kunhardt, Bob Lindgren; Alternates Present: Lisa Heath, Patrick Behen. Members Absent: Gerri Bernstein. Alternates Absent: Tom Anderson
In attendance: John Perry, Al Bell, Carl Hardwick Jr., Carl Hardwick III, Earl Sandford.
Minutes Clerk Kaela Law is taking the minutes.
Meeting called to order at 6:30pm

Minutes: Motion: To approve the January 21, 2020 minutes (Fitzgerald/Kunhardt) **Vote:** 6-0-1
The motion carries. Pyle abstained.

Communications: 1) Request from Eversource for a scenic road hearing. List of scenic roads to be trimmed will be divided up amongst the members to check before the next meeting. 2) NHDES letter to inform that NH Water Resources Master Plan for the 2020 LSWP Grant has been approved. 3) 2019 Frankestown Report by the Southern New Hampshire Planning Commission. 4) Invitation to the 26th Annual Spring Planning & Zoning Conference for Saturday May 30 8am-4pm. 5) 250th Committee is requesting a representative from the board to help plan. Patrick Behen will represent PB.

Public Hearing: Open at 6:45pm. **Case No. 20-SD-01. Subdivision Application submitted by Sandford Engineering for East Road R.O.W paper road Correction Plan. Property located on East Road, Tax Map 8/ Lot 16-2 and Tax Map 7/ Lot 3,3-1, and 4.** Betsy Hardwick recuses herself. Sitting in as a voting members: Behen, Arnold, Pyle, Fitzgerald, Kunhardt, Heath, Lindgren. **Motion:** (Arnold/Pyle) To accept the application as complete. **Vote:** 7-0-0 The motion carries. Arnold proposes modifications to note 13 to read, "The 'parking easement' is to remain making the area of the 5 Effluent Disposal Areas subject to sharing the space with the parking easement held by the Town of Frankestown. The septic system is to be designed and installed to support parking over the system. Any future deficiencies in the EDA infrastructure are the sole responsibility of Mountain Maintenance and its shareholders. There is currently limited need for parking but should additional parking be necessary as determined by the Town of Frankestown, modifications of the finished grade above the EDAs required to accommodate parking is to be done at the expense of the future parking area operator." Discussion ensues. Board agrees new language for 13, approved by the selectmen, will be a condition. Additionally Arnold proposes a change from "East Road ROW" to "Summit ROW" and to add a note that The "Summit ROW" is a section of a multiple user access to properties on the mountain. Earl Sandford clarified that The "East Road ROW" is referring to the existing easement. Discussion ensues. **Motion:** (Lindgren/Pyle) To approve the ROW revision plan as proposed with the two

conditional changes. Modification of Note number 13 to be approved by the selectmen and to strike "& East Road ROW" and to insert the words "Mountain Maintenance Corp. East Road ROW" in the actual right of way area. The chair and secretary to sign the receipt of revised plans. **Vote:** (7-0-0) The motion carries.

Public Hearing: Open at 7:25pm Case No. 20-SD-02 Subdivision Application submitted by Sandford Engineering for Carl Henry Hardwick, III, Property located on East Road, Tax Map 8/ Lot 16-2 and Lot 119 (Lindgren, Heath, Kunhardt, Fitzgerald, Pyle, Arnold, Behen) **Motion:** (Pyle/Fitzgerald) To accept the application as complete. **Vote:** (7-0-0) The motion carries. Note number 4 acreage discrepancies to be clarified. Arnold proposes language change to Note 15. to match the language modified on R.O.W plan. **Motion:** (Lindgren/Arnold) To approve the boundary line adjustment plan as proposed with the modification language to Note 15 as approved by the selectmen and with the clarifications to Note 4. Number 5 will be added to the Reference Plans referring to the East Road ROW correction plan. Condition that surveyor will certify that the monuments TBS (to be set) have been set. Upon receipt of recording fees the Chair and the Secretary will sign off. **Vote:** (7-0-0) The motion carries.

Meeting Adjourned 7:45pm